

3/4 Bedroom Terraced TOWN HOUSE

4 PROTHERO CLOSE, AYLESBURY
BUCKINGHAMSHIRE, HP21 9EU



TO ARRANGE A VIEWING CONTACT
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LOCATION

Prothero Close is set in a sought-after residential location situated on the southside of Aylesbury, Just 0.5 miles walk of the Ofsted 'Good' rated William Harding Infant and Primary School, Stoke Mandeville Hospital is situated just 0.4miles walk away. London bound train connections can be

THIS HOME FEATURES

THREE/FOUR BEDROOMS
FLEXIBLE LIVING SPACES
MODERN KITCHEN/DINER
UTILITY ROOM
SPACIOUS SITTING ROOM
MASTER WITH ENSUITE
PRIVATE REAR GARDEN
GARAGE & PARKING
CLOSE TO SCHOOLS
IDEAL FAMILY HOME

found nearby in Aylesbury and Stoke Mandeville Village and full-scale shopping and leisure facilities are available in Aylesbury Town Centre.

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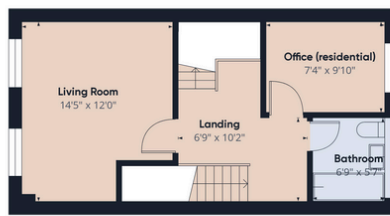


We Sold It are delighted to present this versatile and well-presented three/four-bedroom family home in the sought-after location of Prothero Close. Positioned just 0.4 miles from Stoke Mandeville Hospital and a 0.5-mile walk to the Ofsted 'Good' rated William Harding Infant and Primary School, this home is ideal for families and professionals alike. Designed for modern living, the ground floor features a stylish kitchen/diner, utility room, guest cloakroom, and a flexible fourth bedroom or study—perfect for working from home. On the first floor, a bright and spacious sitting room provides the perfect space to unwind, alongside a third bedroom and family bathroom. The top floor boasts a generous master bedroom with ensuite and a well-proportioned second bedroom. Outside, the private, enclosed rear garden offers a great space for entertaining or relaxing, while the garage and parking providing excellent practicality. An ideal blend of space, style, and location—this home is ready to move into. Viewing is highly recommended!

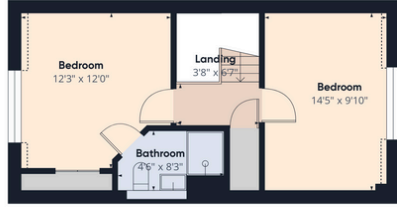




Floor 0



Floor 1



Approximate total area⁽¹⁾
1156.81 ft²
Reduced headroom
6.1 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

